



Jodi J Patterson-O'Hare
 17479 7th Ave SW
 Normandy Park, WA 98166

Re: Project #3033991-LU

Correction Notice #2

Review Type MANDATORY HOUSING AFFORDABILITY
Project Address 2224 2nd AVE
Contact Email JODI@PERMITCNW.COM
SDCI Reviewer Emily Lofstedt
Reviewer Phone (206) 386-0097
Reviewer Email Emily.Lofstedt@Seattle.gov
Owner LIV 2nd and Bell LLC

Date May 26, 2020
Contact Phone (425) 681-4718
Address Seattle Department of Construction and Inspections
 700 Fifth Ave
 Suite 2000
 P.O. Box 34019
 Seattle, WA 98124-4019

Corrections also apply to Project(s) MHA

Dear Jodi,

The following corrections are required. Further corrections may follow based on information in future application materials received.

Thank you,

Emily Lofstedt

Applicant Instructions

You will not be able to upload corrected plans until all reviews are completed and the project's review status is "Corrections Required".

***** Respond by providing a written response to each correction AND identify changes to drawings since initial review. *****

Drawings shall be **legible**, with sheets **oriented correctly**, on an appropriate **sheet size**, with all revisions/changes **clouded or circled**, with **no missing sheets**, and uploaded in a **single PDF file**.

Link for detailed steps: ["How to Respond to a Correction Notice"](#). If the 3-step process outlined in this document is not followed, your response could be **rejected**, permit issuance could be **delayed**, and **penalty fees** could be assessed.

Codes Reviewed

This project has been reviewed for conformance with the applicable development standards of the Land Use Code.

Corrections

1. Mandatory Housing Affordability. Please provide the summary tables shown in Tip 257 for both MHA-R and MHA-C to detail if you are paying or performing to satisfy the MHA requirements.

Original Correction: Per [SMC 23.49.007](#), your project is subject to the Mandatory Housing Affordability (MHA) chapters in the Land Use Code, SMC 23.58B (for commercial development) and SMC 23.58C (for residential and live-work development). Please provide documentation in the plan set showing how the project will address the affordable housing requirements using either the payment or performance options. This includes, but is not limited to, summary tables showing the calculation of payment or performance amounts, submittal of a draft housing agreement (if required), and documentation on the floor plans of any performance MHA units (if required). Please see [TIP 257](#) for more information for how to display the MHA calculations and requirements in the plans. If the performance option is elected, a draft housing agreement is required prior to the issuance of the Master Use Permit. Please contact Prithy Korathu(Prithy.Korathu@seattle.gov) to initiate the review process for the housing agreement and complete the OH review and approvals.

Please group all floor area diagrams, FAR, and MHA information together in the plans, in sequential sheets at the beginning of the plan set. This is required to ensure accuracy, facilitate reviews, and provide better transparency in permit plan records. The floor area diagrams should include all gross floor area in the project and indicate whether floor area is chargeable for the FAR calculation. If needed for the MHA calculation, the use should also be indicated on the floor area diagrams (commercial, residential, live-work, other non-residential)